

REC \$ 10.00
AUD \$ 20.00
R.M.F. \$ 1.00

FILED NO. 3251
BOOK 134 PAGE 405
95 JUN 26 AM 10:54

COMPUTER
RECORDED
COMPARED

MICHELLE UTSELL
RECORDER
MADISON COUNTY, IOWA



**QUIT CLAIM DEED
WARRANTY DEED
(CORPORATE GRANTOR)**

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of One Dollar (\$1.00)
Dollar(s) and other valuable consideration, RACCOON VALLEY STATE BANK
a corporation organized and existing under the laws of Iowa
does hereby Convey to MARK GROSSMAN

the following described real estate in Madison County, Iowa:

See attached legal description.

This deed is without additional consideration, a corrective deed, and therefore no revenue stamps are required.

The Corporation hereby covenants with granters and expressors in interest that it holds the real estate by title in fee simple that it has good and lawful authority to sell and convey the real estate that the real estate is free and clear of all liens and encumbrances except as may be above stated and it covenants to Warranty and Defend the real estate against the claims of all persons except as may be above stated

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number according to the context.

RACCOON VALLEY STATE BANK

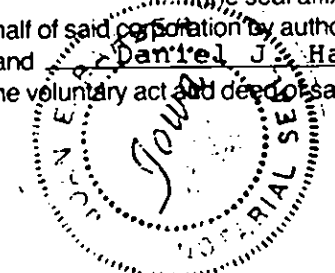
Dated: JUNE 26, 1995

By Elizabeth Garst CEO Title
By Daniel J. Hawkins VP Title

STATE OF IOWA MADISON COUNTY, ss:

On this 26th day of JUNE, 1995 before me, the undersigned, a Notary Public in and for said State, personally appeared Elizabeth Garst and Daniel J. Hawkins to me personally known, who being by me duly sworn, did say that they are the Corporate Executive Officer and Vice President respectively, of said corporation; that ~~no seal has been procured by the said corporation~~ that said instrument was signed

~~(the seal affixed thereto is the seal of said)~~
and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Elizabeth Garst and Daniel J. Hawkins as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Joan E. Berkley
Notary Public

LEGAL DESCRIPTION

Legal Description: The Northeast Fractional Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and all that part of the North Fractional Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) lying and being North and West of the center of the channel of Middle River and the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) (except therefrom all that part of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) lying and being South and East of the center of the channel of Middle River, and also except a tract commencing at the Southwest corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and running thence East on the South line thereof to the Southeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence North 28 rods, thence West 75 rods, thence North, 2° East, 4 rods, thence North, 75° West, 15 rods, thence North, 88° West, 19.95 chains, thence South, 2° West, 8.84 chains to the place of beginning), of Section Four (4), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.; and the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the East Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-three (33), and all that part of the West Three-fourths ($\frac{3}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and of the North 18 Acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying North and West of the center of the channel of Middle River, in Section Thirty-four (34), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.; and a tract of real estate described as follows: to-wit: Commencing at the Northwest Corner of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34), in Township Seventy-Six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence due South 2 chains, thence West 11° South 11 chains, thence South 35° West 4.60 chains, thence West 7° North 7.60 chains, thence West 35° South 6 chains, thence West 1° South 4 chains, thence North 28° West 3.70 chains, thence West 3° South 12.30 chains to the West line of the East One-fourth ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-four (34), thence South along said West line 7.50 chains to the center of the main channel of Middle River, thence following the center of the main channel of Middle River easterly to the point where the main channel of Middle River crosses the North line of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., thence westerly along the half-section line of Sections Thirty-five (35) and Thirty-four (34) to the point of beginning, all in Madison County, Iowa, **Except** the following-described tract: That part of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying South of a Madison County Highway centerline, exclusive of existing highway right of way and **except** that part of said Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) lying South of the natural channel of Middle River. Said highway centerline is described as follows: Commencing at the Southwest corner of the Northeast Quarter ($\frac{1}{4}$) of said Section Four (4); thence on an assumed bearing of North $00^{\circ}00'00''$ East 549.66 feet to the centerline of said highway; thence South $88^{\circ}38'24''$ East along said centerline 328.75 feet; thence South $86^{\circ}50'32''$ East 566.03 feet along said centerline to the beginning of a nontangential curve; thence southeasterly along said centerline and curve concave to the south 463.02 feet, chord bearing South $70^{\circ}11'15''$ East, radius of 716.20 feet and central angle of $37^{\circ}02'30''$ to the point of termination of said centerline. The South line of said Northeast Quarter ($\frac{1}{4}$) is assumed to bear North $90^{\circ}00'00''$ East.